TO E COUNTY WELD COUNTY ROAD 16.5 SW 1/4 SEC 29 COUNTY ROAD 16.5 TO E COUNTY ROAD 16.5 SW 1/4 SEC 29 COUNTY ROAD 16.5 TO E COUNTY ROAD 16.5 SW 1/4 SEC 29 COUNTY ROAD 16.5 TO E COUNTY ROAD 16.5 TO E COUNTY ROAD 16.5

FINAL PLAT

HAUCK PRESERVE MINOR SUBDIVISION

TO THE TOWN OF FREDERICK, COLORADO LOCATED IN THE NORTH HALF OF SECTION 29, TOWNSHIP 2 NORTH,

RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN,
TOWN OF FREDERICK, COUNTY OF WELD, STATE OF COLORADO.

BROWN CIVIL ENGINEERING

990 S. Public Road, Suite 2B, Lafayette,

Colorado 80026 Phone: (303) 551-8910

LAND USE TABLE:

 Lots 1-6
 9.264 Acres

 Outlots
 27.355 Acres

Total Minor sub Acreage 36.619 Acres

INTEGRAL SURVEYING, INC.
P.O. Box 930, Erie, CO 80516

HAUCK PRESERVE AT
1435 Weld County Roc
Longmont, CO 80504

OWNER: HAUCK PRESERVE AT IDAHO CREEK LLC 1435 Weld County Road 16.5

SCHEDULE B2 MINERAL RIGHTS EXCEPTIONS:

VICINITY MAP

SCALE 1" = 2000'

(PER LAWYERS TITLE INSURANCE CORPORATION COMMITMENT NO 63-0001685 C-2 DATED JUNE 29, 2009)

7. OIL AND GAS LEASE BETWEEN MILTON H. NELSON AND HELEN C. NELSON AND THE ANSCHUTZ CORPORATION, INC. DATED AUGUST 15, 1970, RECORDED NOVEMBER 27, 1970 IN BOOK 636 AT RECEPTION NO. 1558072, AND ANY INTERESTS THEREIN OR RIGHTS THEREUNDER.

NOTE: EXTENSION OF THE ABOVE LEASE AS CLAIMED BY AFFIDAVIT OF PRODUCTION, PURSUANT TO C.R.S. 38-42-106, BY AMOCO PRODUCTION COMPANY, A DELAWARE CORPORATION, RECORDED NOVEMBER 21, 1977 IN BOOK 814 AT RECEPTION NO. 1736476 AND DECEMBER 2, 1977 IN BOOK 815 AT RECEPTION NO. 1737474.

NOTE: EXTENSION OF THE ABOVE LEASE AS CLAIMED BY AFFIDAVIT OF PRODUCTION, PURSUANT TO C.R.S. 38-42-106, BY NORTH AMERICAN RESOURCES CO., RECORDED AUGUST 2, 1991 IN BOOK 1306 AT RECEPTION NO. 2258380 AND APRIL 28, 1999 AT RECEPTION NO. 2690126.

NOTE: EXTENSION OF THE ABOVE LEASE AS CLAIMED BY AFFIDAVIT OF PRODUCTION, PURSUANT TO C.R.S. 38–42–106, BY BASIN EXPLORATION, INC., RECORDED SEPTEMBER 21, 1992 IN BOOK 1351 AT RECEPTION NO. 2304151, OCTOBER 16, 1992 IN BOOK 1355 AT RECEPTION NO. 2307271, NOVEMBER 24, 1992 IN BOOK 1360 AT RECEPTION NO. 2312067, DECEMBER 4, 1992 IN BOOK 1361 AT RECEPTION NO. 2313344 AND JANUARY 18, 1993 IN BOOK 1367 AT RECEPTION NO. 2318574, AND BY BASIN OPERATING CO. RECORDED JANUARY 27, 1993 IN BOOK 1368 AT RECEPTION NO. 2319618, FEBRUARY 22, 1993 IN BOOK 1371 AT RECEPTION NO. 2322579 AND JUNE 8, 1993 IN BOOK 1386 AT RECEPTION NO. 2336158.

NOTE: NOTICE OF RIGHT TO USE SURFACE OF LANDS RECORDED JANUARY 27, 2000 AT RECEPTION NO. 2746647.

NOTE: NOTICE OF OIL AND GAS INTERESTS AND SURFACE USE RECORDED DECEMBER 18, 2000 AT RECEPTION NO. 2813720.

10. AN UNDIVIDED ONE—FOURTH INTEREST IN AND TO ALL OF THE OIL, GAS, CASINGHEAD GAS, AND OTHER HYDROCARBONS IN, UNDER AND THAT MAY BE PRODUCED FROM SUBJECT PROPERTY, TOGETHER WITH RIGHT OF INGRESS AND EGRESS TO PROSPECT FOR, DRILL FOR, AND REMOVE THE SAME, AS CONVEYED TO MARTHA A. WILLIAMS BY MILTON H. NELSON AND HELEN C. NELSON IN DEED DATED NOVEMBER 1, 1978 AND RECORDED NOVEMBER 27, 1978 IN BOOK 852 AT RECEPTION NO. 1773755. AND ANY INTERESTS THEREIN OR RIGHTS THEREUNDER.

11. RESERVATIONS MADE BY MILTON H. NELSON AND HELEN C. NELSON, AS DESCRIBED IN DEED RECORDED MAY 21, 1985 IN BOOK 1070 AT RECEPTION NO. 2010552, AND ANY INTERESTS THEREIN OR RIGHTS THEREUNDER.

NOTES

BASIS OF BEARINGS: ALL BEARINGS ARE GEODETIC GRID BEARINGS OF THE COLORADO STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NORTH AMERICAN DATUM 1927. THE BASIS OF GRID BEARING IS THE LINE BETWEEN THE WEST QUARTER CORNER OF SECTION 29 (A STANDARD 2.5" ALUM. CAP) AND THE EAST QUARTER CORNER OF SECTION 29 (A STANDARD BLM BRASS CAP). THAT BEARING BEING: N89*40'23"W.

- 2. FLOOD INFORMATION: THE SUBJECT PROPERTY IS LOCATED IN ZONE "A", AS SHOWN ON THE FIRM FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER 080266 0850 C DATED SEPTEMBER 28, 1982. ZONE A: AREA OF
- 3. NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE SURVEYOR'S STATEMENT SHOWN HEREON.
- 4. COMPLIANCE WITH THE LANDSCAPE REQUIREMENTS OF THE LUC WILL BE A CONDITION TO ISSUANCE OF A FINAL CO FOR ANY CONSTRUCTION WITHIN THE MINOR SUBDIVISION LOTS.
- 5. THE 60' INGRESS & EGRESS EASEMENT AT RECP. NO. 2834883 IS/HAS BEEN REDEDICATED TO INCLUDE A UTILITY EASEMENT BY SEPARATE DOCUMENT.

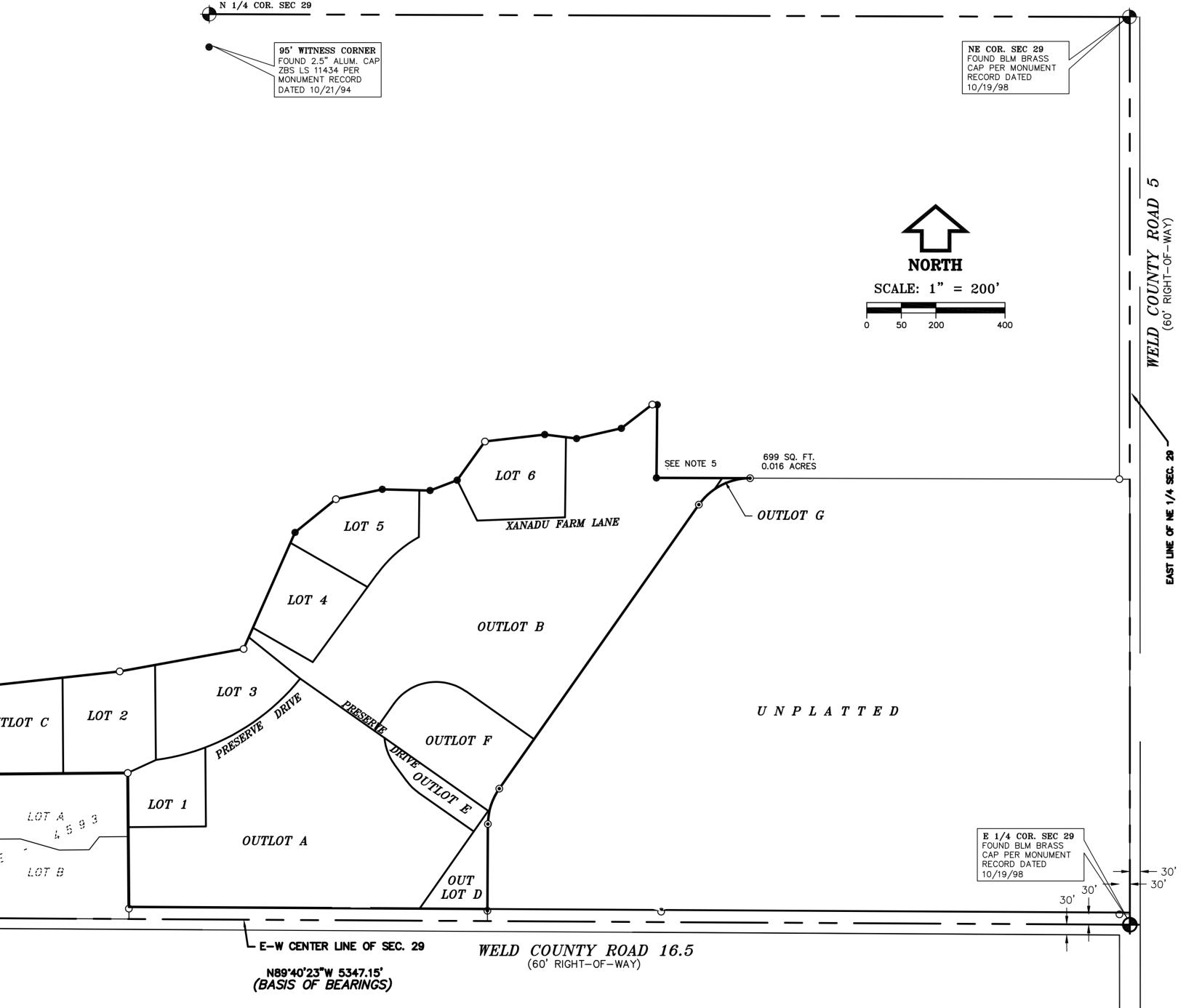
WEST 1/4 CORNER SECTION 29

FOUND 2.5" ALUM. CAP

PETER A. BRYANT LS

20673 PER MONUMENT RECORD DATED 9/18/95

5. OUTLOTS A — G ARE DESIGNATED AS OPEN SPACE / AGRICULTURE AND ARE NOT SUBJECT TO FURTHER SUBDIVISION AND RESIDENTIAL USE.



CERTIFICATE OF DEDICATION, OWNERSHIP AND MAINTENANCE

KNOW ALL MEN BY THESE PRESENTS THAT HAUCK PRESERVE AT IDAHO CREEK, LLC, BEING THE OWNERS OF CERTAIN LANDS IN FREDERICK, COLORADO, DESCRIBED HEREIN, HAS CAUSED SAID LAND TO BE FINAL PLATTED INTO LOTS, TRACTS, BLOCKS, STREETS, AND EASEMENTS AS SHOWN HEREON UNDER THE NAME OF HAUCK PRESERVE MINOR SUBDIVISION AND DO HEREBY DEDICATE TO THE PUBLIC FOREVER SUCH PUBLIC STREETS, RIGHTS—OF—WAY, EASEMENTS AND OUTLOTS DESIGNATED OR DESCRIBED AS FOR PUBLIC USES AS SHOWN HEREON AND SUCH OTHER EASEMENTS SHOWN HEREON FOR THE PURPOSES SHOWN. THE ENTITIES NAMED ON THE EASEMENT, OR RESPONSIBLE FOR THE SERVICES AND/OR UTILITIES FOR WHICH THE EASEMENTS ARE ESTABLISHED ARE HEREBY GRANTED THE PERPETUAL RIGHT OF INGRESS AND EGRESS FROM AND TO ADJACENT PROPERTIES FOR THE PURPOSES NAMED ON THE EASEMENT OR FOR THE INSTALLATION, MAINTENANCE AND REPLACEMENT OF UTILITY LINES AND RELATED FACILITIES. THE PUBLIC STREET, PUBLIC RIGHTS—OF—WAY, PUBLIC EASEMENTS, OTHER PLACES DESIGNATED OR DESCRIBED FOR PUBLIC USES SHOWN HEREON AND THE ELECTRIC AND WATER DISTRIBUTION SYSTEMS TO BE INSTALLED IN THE SUBDIVISION ARE DEDICATED AND CONVEYED TO THE TOWN OF FREDERICK, COLORADO, IN FEE SIMPLE ABSOLUTE, WITH MARKETABLE TITLE, FOR PUBLIC USE AND PURPOSES. ALL CONDITIONS, TERMS AND SPECIFICATIONS DESIGNATED OR DESCRIBED HEREIN SHALL BE BINDING ON THE OWNER, ITS HEIRS, SUCCESSORS, AND ASSIGNS. THE SIGNATURE OF ANY REPRESENTATIVE OF ANY PARTNERSHIP OR CORPORATE ENTITY INDICATES THAT ALL REQUIRED PARTNERSHIP OR CORPORATE APPROVALS HAVE BEEN OBTAINED.

PART OF LOT B, AMRE-3107, SITUATED IN THE NORTH 1/2 OF SECTION 29, TOWNSHIP 2 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF WELD, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT B, AMRE—3107; THENCE N89'40'23"W ALONG THE SOUTH LINE OF SAID LOT B A DISTANCE OF 1858.62 FEET TO THE TRUE POINT OF BEGINNING; THENCE ALONG THE BOUNDARY OF SAID LOT B THE FOLLOWING TWENTY (20) COURSES: (1) N89'40'23"W A DISTANCE OF 1036.89 FEET; (2) N00'28'40"W A DISTANCE OF 422.43 FEET; (3) S89'32'41"W A DISTANCE OF 470.10 FEET; (4) N00'28'40"W A DISTANCE OF 109.64 FEET; (5) N02'37'52"E A DISTANCE OF 139.80 FEET; (6) N83'46'03"E A DISTANCE OF 443.82 FEET; (7) N79'42'52"E A DISTANCE OF 364.50 FEET; (8) N23'50'02"E A DISTANCE OF 368.43 FEET; (9) N50'52'10"E A DISTANCE OF 152.23 FEET; (10) N77'59'59"E A DISTANCE OF 137.20 FEET; (11) S88'37'03"E A DISTANCE OF 138.18 FEET; (12) N69'16'43"E A DISTANCE OF 83.93 FEET; (13) N35'39'25"E A DISTANCE OF 137.82 FEET; (14) N83'22'23"E A DISTANCE OF 174.15 FEET; (15) S82'47'12"E A DISTANCE OF 92.81 FEET; (16) N77'05'27"E A DISTANCE OF 132.93 FEET; (17) N52'25'00"E A DISTANCE OF 112.92 FEET; (18) S86'37'32"E A DISTANCE OF 14.29 FEET; (19) S00'37'32"W A DISTANCE OF 211.48 FEET; (20) S89'50'17"E A DISTANCE OF 270.64 FEET TO A POINT OF CURVATURE; THENCE ALONG A 180.00 FOOT RADIUS CURVE TO THE LEFT (SAID CURVE HAVING A CENTRAL ANGLE OF 55'03'00" AND A CHORD BEARING S62'38'13"W A DISTANCE OF 166.37 FEET) AN ARC LENGTH OF 172.94 FEET; THENCE S35'06'43"W A DISTANCE OF 1004.25 FEET TO A POINT OF CURVATURE; THENCE ALONG A 180.00 FOOT RADIUS CURVE TO THE LEFT (SAID CURVE HAVING A CENTRAL ANGLE OF 34'47'06" AND A CHORD BEARING S17'43'10"W A DISTANCE OF 107.61 FEET) AN ARC LENGTH OF 109.28 FEET; THENCE S00'19'37"W A DISTANCE OF 280.58 FEET TO THE TRUE POINT OF BEGINNING.

EXCEPTING THE 35 FOOT RIGHT-OF-WAY FOR WELD COUNTY ROAD 16.5 AS DEDICATED VIA SEPARATE DOCUMENT. CONTAINING 1,558,802 SQUARE FEET OR 35.785 ACRES, MORE OR LESS.

IN WITNESS WHEREOF, WE HAVE HEREUNTO SET OUR HANDS AND SEALS THIS	_ DAY OF	_ A.D., 20
MANAGER, PAMELA RAY		
HAUCK PRESERVE AT IDAHO CREEK, LLC		
STATE OF COLORADO))ss		
COUNTY OF WELD)		
THE FOREGOING OWNERSHIP CERTIFICATE WAS ACKNOWLEDGED BEFORE ME THIS	DAY OF	20
WITNESS MY HAND AND SEAL		
MY COMMISSION EXPIRES		
NOTARY PUBLIC		

PLANNING COMMISSION CERTIFICATE OF APPROVAL: APPROVED BY THE FREDERICK PLANNING COMMISSION WITH PLANNING COMMISSION RESOLUTION

ALLINOVED	DI IIIL IIIL	LINOR I LAMINIO	COMMISSION	WITH I LANGUING	COMMISSION	KESOLO II
20	·	THIS	DAY OF		, 20	÷
JEFF ROEHF	RIG, CHAIRMA	N				

KATHY LARSON, PLANNING COMMISSION SECRETARY

BOARD OF TRUSTEES CERTIFICATE OF APPROVAL:

THIS FINAL PLAT MAP OF THE HAUCK PRESERVE MINOR SUBDIVISION IS APPROVED AND ACCEPTED BY ORDINANCE

NO. ______ PASSED AND ADOPTED AT THE REGULAR MEETING OF THE BOARD OF TRUSTEES OF

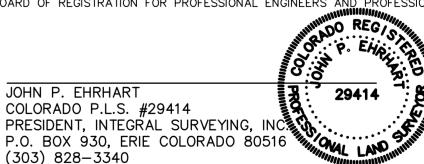
ALL EXPENSES INCURRED WITH RESPECT TO IMPROVEMENTS FOR ALL UTILITY SERVICES, PAVING OF STREETS, GRADING, LANDSCAPING CURBS, GUTTERS, SIDEWALKS AND WALKWAYS, ROAD LIGHTING, ROAD SIGNS, FLOOD PROTECTIONS DEVICES, DRAINAGE STRUCTURES AND OTHER IMPROVEMENTS THAT MAY BE REQUIRED TO SERVICE SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE OWNER(S) AND NOT THE TOWN. THE CONSTRUCTIONS OF IMPROVEMENTS BENEFITING THE SUBDIVISION AND THE ASSUMPTION OF MAINTENANCE RESPONSIBILITY FOR SAID IMPROVEMENTS BY THE TOWN OR OTHER ENTITIES SHALL BE SUBJECT TO A SEPARATE MEMORANDUM OF AGREEMENT FOR PUBLIC IMPROVEMENTS.

THIS ACCEPTANCE OF THE FINAL PLAT DOES NOT GUARANTEE THAT THE SOIL CONDITIONS, SUBSURFACE CONDITIONS, GROUNDWATER CONDITIONS OR FLOODING CONDITIONS OF ANY LOT SHOWN HEREON ARE SUCH THAT A BUILDING PERMIT WILL BE ISSUED FOR THAT

ATTEST:	ERIC E. DOERING, MAYOR
NANETTE S. FORNOF, TOWN CLERK	

SURVEYOR'S STATEMENT:

I, JOHN P. EHRHART, A REGISTERED PROFESSIONAL LAND SURVEYOR, LICENSED IN THE STATE OF COLORADO, HEREBY CERTIFY THAT THE SURVEY REPRESENTED BY THIS PLAT WAS MADE UNDER MY PERSONAL SUPERVISION AND CHECKING. I FURTHER CERTIFY THAT THE SURVEY AND THIS PLAT COMPLIES WITH ALL APPLICABLE RULES, REGULATIONS, AND LAWS OF THE STATE OF COLORADO, STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS, AND WELD





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1 OF 2

DATE: 07/30/09

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PAGE NO.

PROJECT:

FINAL PLAT HAUCK PRESERVE MINOR SUBDIVISION TO THE TOWN OF FREDERICK, COLORADO LOCATED IN THE NORTH HALF OF SECTION 29, TOWNSHIP 2 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, TOWN OF FREDERICK, COUNTY OF WELD, STATE OF COLORADO. N52°25'00"E -112.92'(M&L) - S86'37'32"E 14.29'(M) A R=52.00' L=81.68' 15' CONSTRUCTION & DRAINAGE EASEMENT Δ=90'00'00" 92.81'(M) CB=N44*57'02"W LC=73.54' 93.26'(L) - S00'37'32"W SHAW FAMILY LLLP 132.93'(M) 211.48'(M) 132.79'(L) 174.15'(M&L) WELD COUNTY AGRICULTURAL 211.92'(L) N35'39'25"E KOBOBEL, W.E. & M 137.82'(M&L) WELD COUNTY AGRICULTURAL 138.43'(L OUTLOT G 60' INGRESS & EGRESS EASEMENT RECP. N6916'43"E -FND #4 REBAR -YELLOW CAP, ILLEG. NO. 2834883, DATED 04/06/2001 -83.93'(M) SEE NOTE 5 S89°50'17"E 270.64' N77°59'59"E -15' CONSTRUCTION IDAHO CREEK – APPROX. CENTERLINE & DRAINAGE EASEMENT LOT 6 65,340 SQ. FT. 1.500 ACRES 137.20'(M&L) N50°52'10"E 30.87 152.23'(M&L) **LOT 5**65,383 SQ. FT. 1.501 ACRES - L=109.44 N87'53'09"E 390.33 **XANADU <u>FA</u>RM LANE** FND #4 REBAR, NO CAP └ R=180.00° EXISTING 10' GAS EASEMENT OVER EXISTING NORTH DUKE ENERGY GASLINE — NO RECORD FOUND L=63.50' **L=172.94'** Δ=55°03'00" CB=S62'38'13"W LC=166.37' 75' DRAINAGE AND_ UTILITY EASEMENT L=338.72' Δ=51°45'08" CH=S62*00'35"W 15' CONSTRUCTION & DRAINAGE EASEMENT 15' CONSTRUCTION & DRAINAGE EASEMENT **LOT 4** 60,984 SQ. FT. 1.400 ACRES ZONE A (AGRICULTURAL) - 10' DRAINAGE EASEMENT 30' PRIVATE ACCESS AND OUTLOT BUTILITY EASEMENT 531,215 SQ. FT. 12.195 ACRES 20' DRAINAGE & UTILITY EASEMENT SHAW FAMILY LLLP WELD COUNTY AGRICULTURAL 364.50'(M&L) N79'42'52"E 364.50'(M&L) __ 15' CONSTRUCTION & DRAINAGE EASEMENT R=150.00' L=235.62' Δ=90'00'00" U N P L A T T E DR=126.00' S83°46'03"W 443.82'(M&L) CB=S80°06'43"W L=61.03' LC=212.13' 2,006,868 SQ. FT. 46.071 ACRES WATER WELL L=30.00' Δ=27'45'14" CB=N41'00'40"W ZONE R-E LC=60.44' LOT 3 LOT 2 (ESTATE DISTRICT) 76,827 SQ. FT. 90,898 SQ. FT. 2.087 ACRES 1.764 ACRES S02'37'52"W — OIL & GAS OPERATIONS AREA #3 139.80'(M&L) OUTLOT CREC# 3582254 10' UTILITY OUTLOT F74,001 SQ. FT. 1.699 ACRES R=100.00' EASEMENT 91610 SQ. FT. 2.103 ACRES L=48.44'Δ=27'45'14" CB=S41'00'40"E 10' UTILITY & 🔍 LC=47.97' 150' Radius NO-BUILD ZONE/ ACCESS ESMT L=521.44' 20' PIPELINE EASEMENT Δ=46**°**19'13" L=83.50' REC# 3408246 Δ=31**°**53'36" CH=N59'17'37"E S89°32'41"W 470.10'(M) 507.36 CB=S20'36'11"E **LEGEND** LC=82.42' R=180.00' R100.0' S36*32'59"E 59.95' L=109.28' - PUBLIC LAND MONUMENT Δ=34°47'06" R=150.00' AS DESCRIBED CB=S17'43'10"W L=48.01'LOT 1 Δ=18**°**20'18" LC=107.61' FOUND MONUMENT LOT A 44,076 SQ. FT. CB=S45*43'08"E AS DESCRIBED 1.012 ACRES LC=47.80'O - FND #5 REBAR W/ PLAS. CAP S89°31'26"W 225.00' EHRHÄRT, LS 29414 26' PRIVATE ACCESS AND __ R30' — UTILITY EASEMENT 15' CONSTRUCTION ● - SET #5 REBAR W/ PLAS. CAP OUTLOT A & DRAINAGE EASEMENT EHRHART, LS 29414 407,334 SQ. FT. 9.351 ACRES WELD COUNTY AGRICULTURAL LOT B 12.5' GAS EASEMENT OVER EXISTING ENCANA GASLINE PER AMRE—3107 35' RIGHT-OF-WAY 40' DRAINAGE & -DEDICATED BY SEPARATE * /LOT D ©V 27772 SQ. FT. 0.638 ACRES UTILITY EASEMENT - TRUE POINT OF DOCUMENT 40' INGRESS, EGRESS PER AMRE-3107 60' RIGHT-OF-WAY PER BK 1 PG 273 IN 1874 470.14'(M) 1858.62 N89'40'23"W 3365.65'(M) N89'40'23"W 5347.15' BASIS OF BEARINGS WELD COUNTY ROAD 16.5 SHAW FAMILY LLLP - WEST 1/4 CORNER SECTION 29 (60' RIGHT-OF-WAY) FOUND 2.5" ALUM. CAP PETER A. BRYANT LS L E-W CENTER LINE OF SEC. 29 WELD COUNTY AGRICULTURAL SE CORNER LOT B AMRE-3107 -RASMUSSEN, H.V. EAST 1/4 CORNER SECTION 29 20673 PER MONUMENT FOUND BLM BRASS CAP PER WELD COUNTY AGRICULTURAL RECORD DATED 9/18/95 MONUMENT RECORD DATED 10/19/98 PAGE NO. 2 OF 2 Integral Surveying DATE: 07/30/2009

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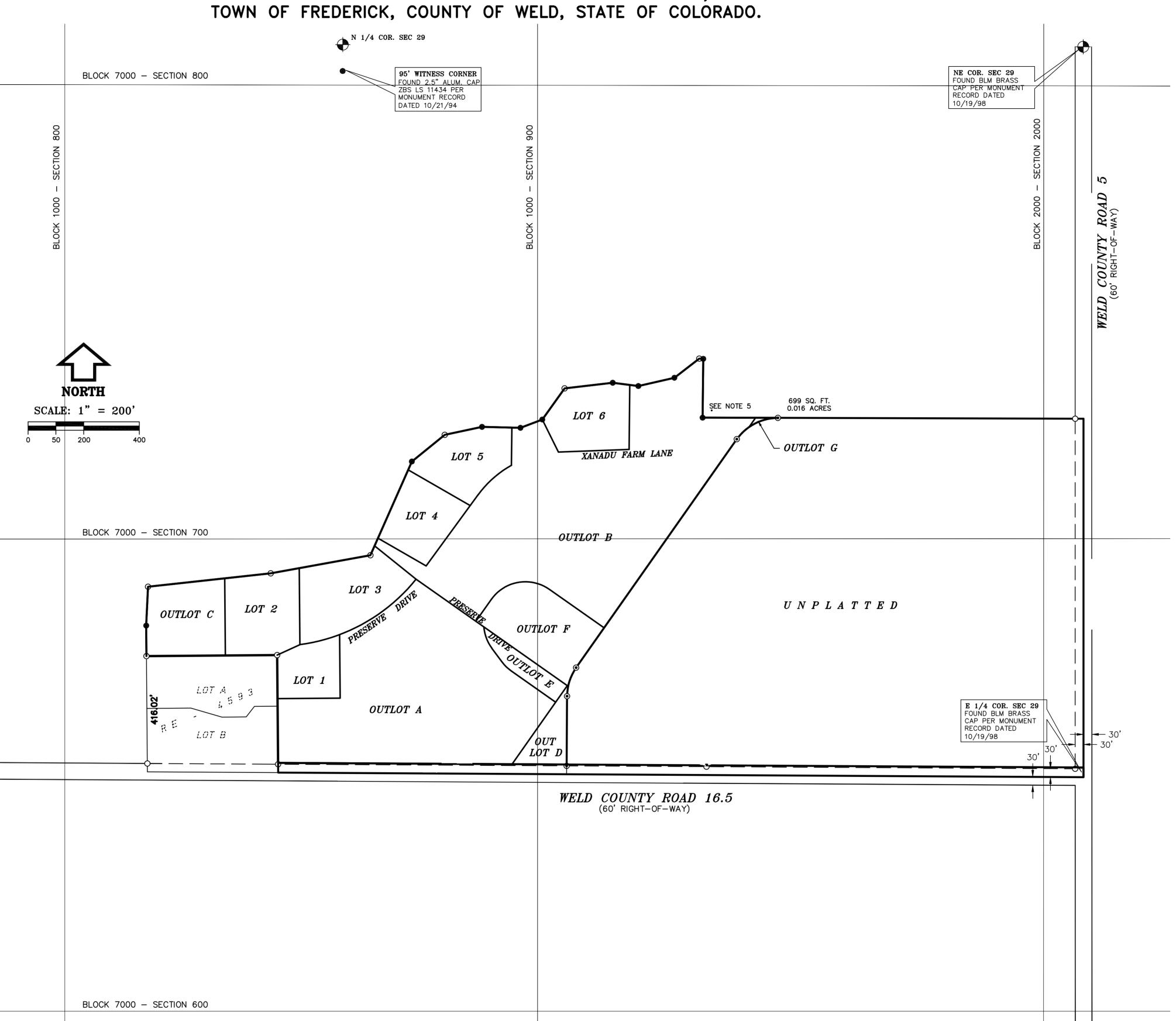
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EAST CO 52 VICINITY MAP SCALE 1" = 2000'

ADDRESS PLAT

HAUCK PRESERVE MINOR SUBDIVISION

TO THE TOWN OF FREDERICK, COLORADO LOCATED IN THE NORTH HALF OF SECTION 29, TOWNSHIP 2 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN,





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